

Protecting Tenants at Foreclosure Act

Current Law

- Requires that tenants be provided with a minimum 90 days notice prior to eviction if the property is sold due to foreclosure.
- Tenants are allowed to occupy the property until the end of the current lease, unless the purchaser will occupy the unit. In that case, the lease can be terminated with 90 days notice.
- The notice applies to term leases and month-to-month oral/written leases.
- Both renter and purchaser have to respect the lease agreement and the rules and regulations of the property.
- The tenant must pay rent to new owner for the remainder of the term of the lease.

What happens if we make this change permanent?

- Maintains a balance between the rights of the property purchaser and the lessee's expectation that their contract will be honored.

What happens if the law is allowed to sunset:

- Return to law which requires only 20 days notice that the property is to be sold in foreclosure proceeding, giving tenants 20 days to vacate premises, even though tenant has been fulfilling the terms of their rental or lease agreement.
- A lease becomes void as soon as the property has been sold by foreclosure.

Information Provided By:

